

2608 W COYLE AVE
WEST RIDGE





ROOM DIMENSIONS

LIVING ROOM : 22' × 12'

DINING ROOM : 12' × 17'

KITCHEN : 10' × 10'

PRIMARY BEDROOM : 14' × 13'

SECOND BEDROOM : 15' × 12'

THIRD BEDROOM : 23' × 10'

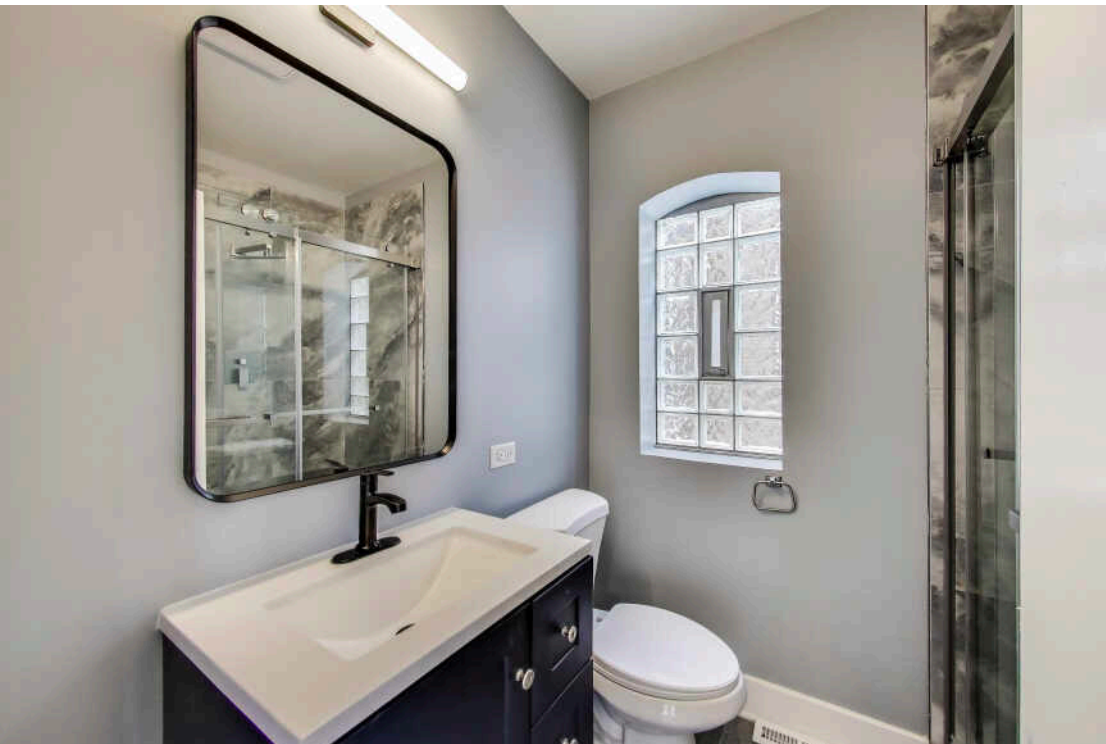
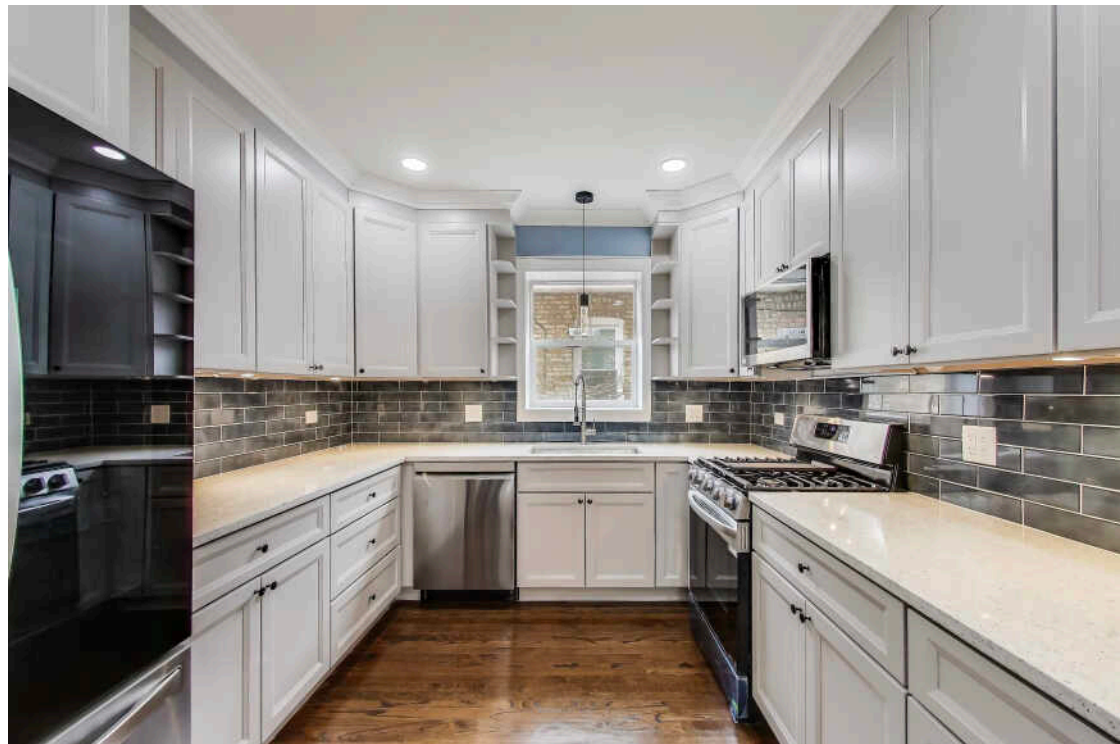
FOURTH BEDROOM : 11' × 11'

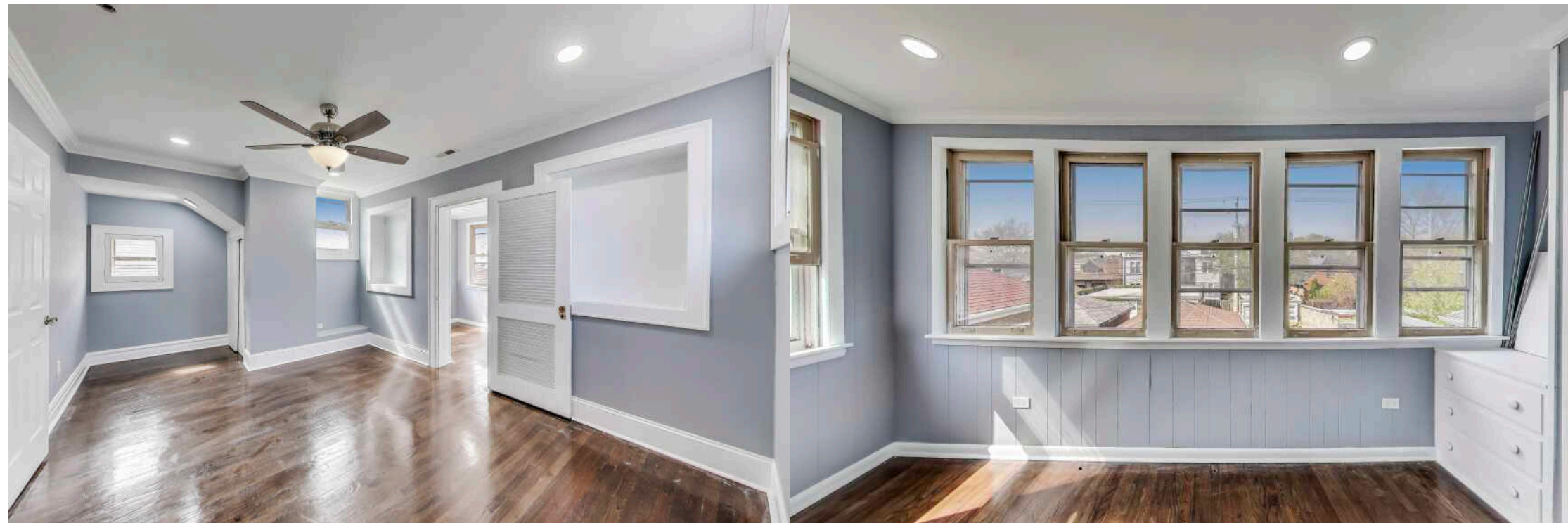
4 BEDROOM

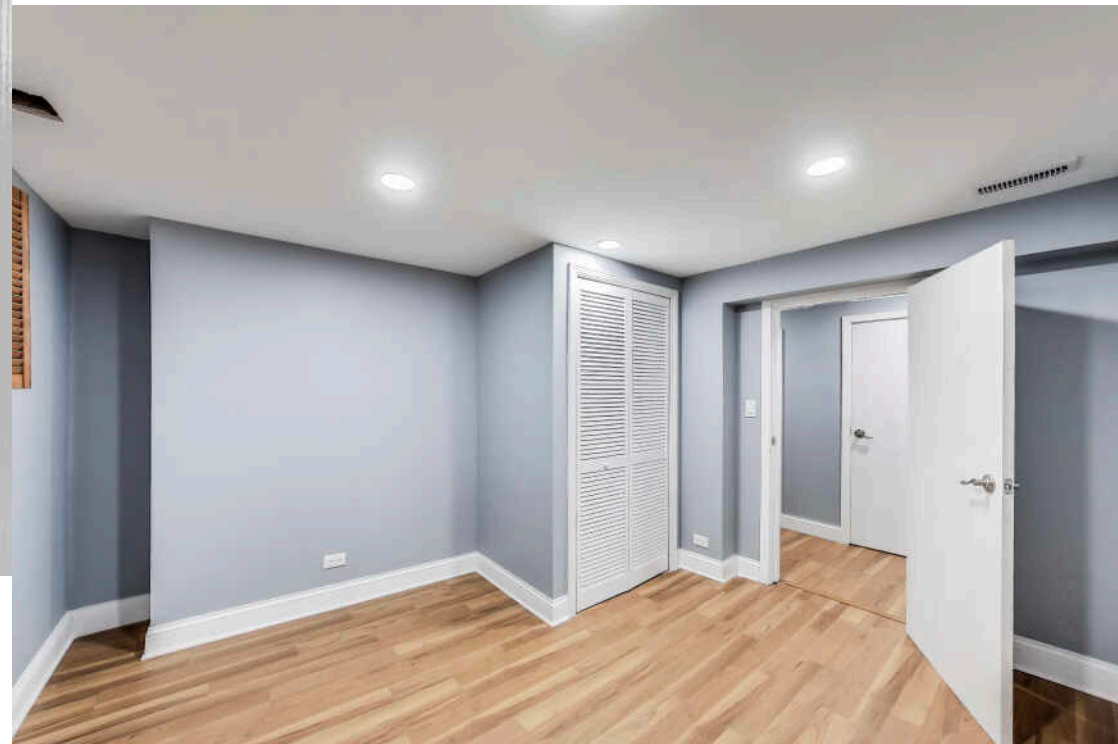
3 BATH

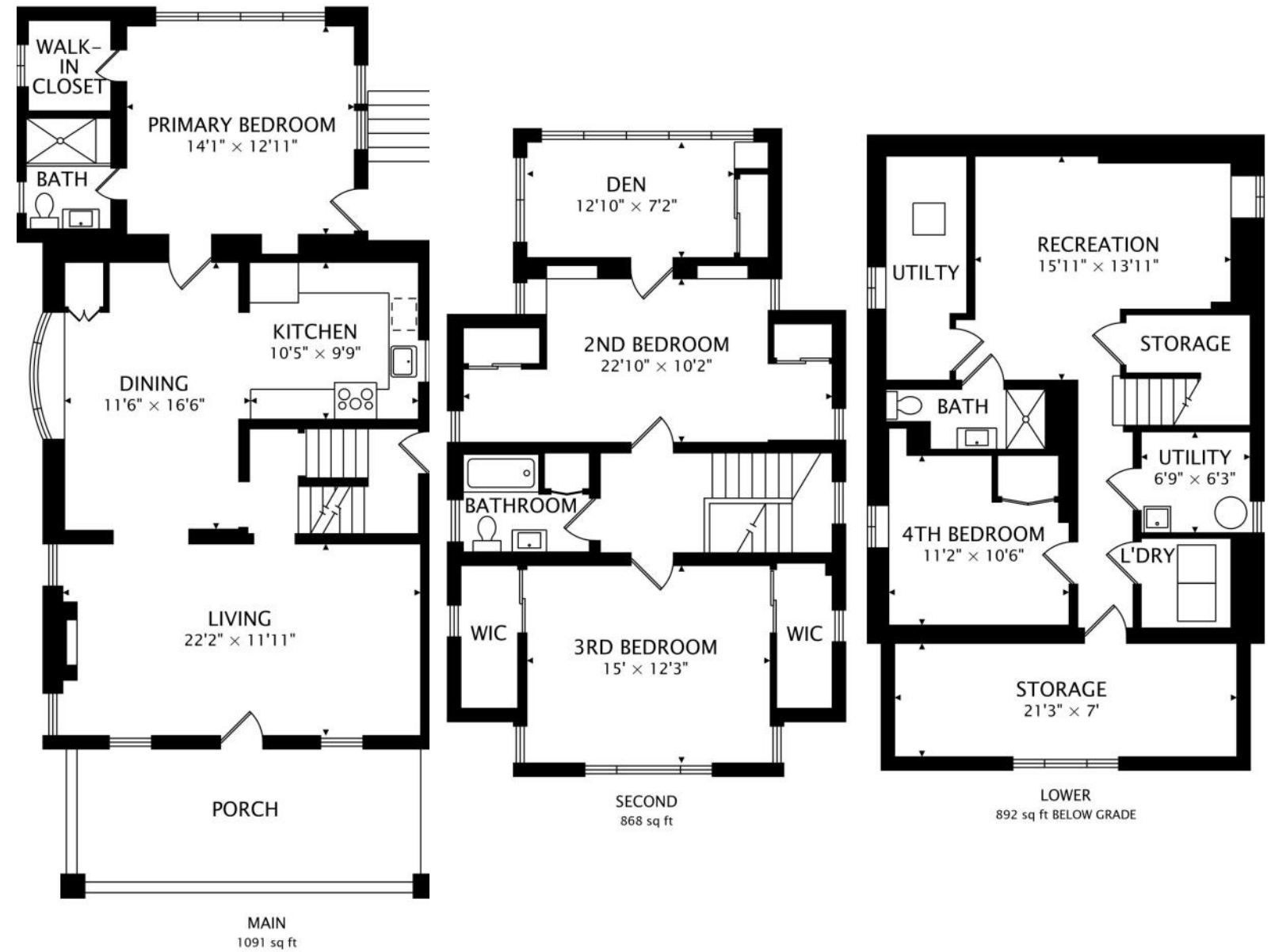
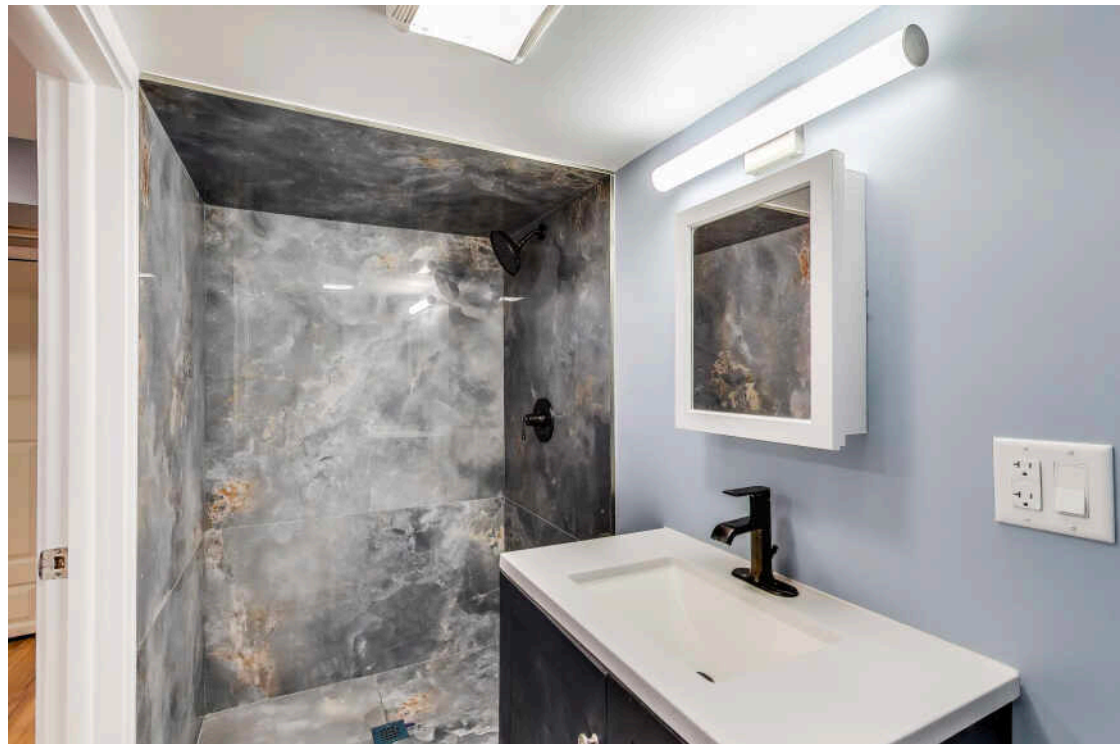
**TAXES: \$6,685 (2023) WITH
HOMEOWNER'S EXEMPTION**

- Welcoming West Ridge, 4 BD/3 BA SFH + a detached 2-car garage, situated on a quiet, one-way street on an oversized (37.5' x 123.95') lot.
- On the main level, you can entertain in the spacious living & dining rooms - featuring hardwood flooring throughout, large bay windows, built-in wall storage, and an electric fireplace with a mantel.
- The kitchen has ample cabinetry, a subway tile backsplash, a garbage disposal, brand-new stainless steel appliances, and granite countertops.
- The primary bedroom, which is located on the main floor, is filled with natural sunlight (6 windows!) and has an en-suite bathroom and a walk-in closet. The primary bedroom has a side entrance, so it could be utilized as a private room for Airbnb travelers or travel nurses.
- Bask in the natural sunlight upstairs which features all 4 sun exposures! You will also find 2 bedrooms located on the same floor (opposite ends), an enclosed (heated) sunroom, and a hallway bathroom featuring a soaking bathtub.
- Hang out in the basement recreation room which features vinyl plank flooring, additional storage, an adjoining 3rd full bathroom, and the 4th bedroom. There is easy access to the laundry room as well.
- The exterior includes a charming front porch, a large fully-fenced backyard with tons of space for herbs/vegetables, a parking pad for 2 additional cars, and a concrete patio.
- 1.1 miles from METRA - Rogers Park Station. 1.7 miles from CTA Purple, Yellow, and Red Line - Howard Station. 1.7 miles from CTA Red Line - Jarvis Station.
- Walking distance to the historical Indian Boundary Park, Starbucks, Warren Park, Chase Bank, Lickity Split, and the Northtown Branch of the Chicago Public Library.
- Interior house painting (2025). LG Dishwasher (2024). LG Side by Side Smart Refrigerator (2024) with InstaView. Garbage disposal (2024). Guardian Gas Furnace (2024). A/C condenser (2024). Rheem 50-gallon Water Heater (2017). LG Washing Machine. Whirlpool Gas Dryer. 200-amp electrical service.
- This home is located in the Rogers Park Manor Bungalow District.











WEST RIDGE IS AN ECLECTIC NEIGHBORHOOD THAT HAS BOTH A TRANQUIL RESIDENTIAL AREA AND A VIBRANT CULTURAL SCENE.

Located west of Rogers Park on the city's far North Side, the large neighborhood is known for its tree-lined streets, scenic parks, and beautiful homes. The neighborhood offers historical mansions, vintage three-flats, large single-family homes, condominiums, and bungalows.

The Desi Corridor along Devon Avenue spans most of the neighborhood and includes many colorful shops and eateries. Locals and visitors flock to Desi Corridor to enjoy cuisines from around the world as well as unique shopping and nightlife.

Residents enjoy access to the outdoor spaces such as the North Shore Channel Trail, which runs along the Chicago River, and Indian Boundary Park, which has a duck lagoon, nature areas, tennis courts, and a children's spray pool. The park also hosts art and music classes, free concerts, and theater productions.

Commuters heading downtown can take CTA buses to Metra stations in Rogers Park and Ravenswood or to the "L" Red Line stops.



ARDIT DIZDARI

REALTOR®, RENE, SFR®

(773) 595-1105

ARDIT@ATPROPERTIES.COM

WWW.SELLINGCHITOWN.COM



BOBBY MEHNEY

REALTOR®, RENE, SFR®

(312) 566-7107

BOBBYMEHNEY@ATPROPERTIES.COM

WWW.SELLINGCHITOWN.COM



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